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CITY OF WESTLAKE

RESOLUTION NO. 2023-01

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A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PLAT OF THE PINES OF WESTLAKE – PHASE I, BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Owner has requested approval for the plat of The Pines of Westlake – Phase I, being a portion of Section 5, Township 43 South, Range 41 East, City of Westlake, Palm Beach County, Florida, containing approximately 187.837 acres as described in Exhibit "A", attached hereto; and

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WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat and boundary survey pursuant to Florida Statutes, §177.071; and

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WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

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WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat, attached hereto as "Exhibit B", and the boundary survey, attached hereto as "Exhibit C", and the collective staff has recommended approval; and

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WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the City's Land Development Regulations and Florida law.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA:

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SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed by the City Council and incorporated herein by this reference.

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SECTION 2. The City Council for the City of Westlake hereby approves the final plat, "Exhibit B" and boundary survey, "Exhibit C" for The Pines of Westlake – Phase I, as described in the attached Exhibit "A", containing

1 approximately 187.837 acres, which is located in the City of Westlake, and in Palm
2 Beach County, Florida.

3 **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be
4 and the same are repealed to the extent of such conflict.

5 **SECTION 4.** The applicant shall provide a certified copy of the recorded
6 plat to the City and the applicant shall cover the costs of recording the plat in the
7 public records in and for Palm Beach County Florida.

8 **SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in
9 conflict herewith are hereby repealed to the extent of such conflict.

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11 **SECTION 6. SEVERABILITY.** If any clause, section, other part or
12 application of this Resolution is held by any court of competent jurisdiction to be
13 unconstitutional or invalid, in part or application, it shall not affect the validity of
14 the remaining portions or applications of this Resolution.

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16 **SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect
17 immediately upon its passage and adoption.

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19 **PASSED AND APPROVED** by City Council for the City of Westlake, on this
20 3rd day of January 2023.

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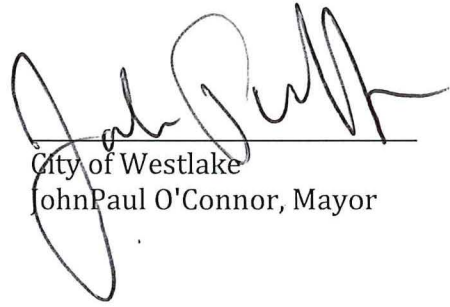
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City of Westlake
John Paul O'Connor, Mayor



Zoie Burgess, City Clerk

Exhibit 'A'
The Pines of Westlake – Phase I
Legal Description

DESCRIPTION:

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 388.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2983.28 FEET; THENCE N.88°05'14"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 371.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 78.00 FEET AND A RADIAL BEARING OF N.73°46'49"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF TANGENCY; THENCE N.81°05'17"W., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1172.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'57", A DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; THENCE S.79°54'46"W., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY; THENCE N.75°37'03"W., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 572.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY; THENCE S.84°07'40"W., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 3028.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°09'25", A DISTANCE OF 378.24 FEET TO A POINT OF TANGENCY; THENCE N.88°42'54"W., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 772.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'33", A DISTANCE OF 178.21 FEET TO A POINT OF TANGENCY; THENCE S.78°03'32"W., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°51'13", A DISTANCE OF 588.20 FEET TO A POINT OF TANGENCY; THENCE N.70°05'14"W., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 128.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A NON-TANGENT INTERSECTION; THENCE N.83°05'14"W., A DISTANCE OF 375.17 FEET; THENCE S.38°30'00"W., A DISTANCE OF 63.36 FEET; THENCE S.83°30'00"W., A DISTANCE OF 31.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET, AND A

RADIAL BEARING OF S.83°11'22"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'24", A DISTANCE OF 217.66 FEET TO A NON-TANGENT INTERSECTION; THENCE N.81°54'45"E., A DISTANCE OF 347.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.80°37'40"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 64.00 FEET AND A RADIAL BEARING OF S.76°16'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.72°17'44"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 45.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 2201.00 FEET, AND A RADIAL BEARING OF N.56°42'57"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'16", A DISTANCE OF 407.37 FEET TO A NON-TANGENT INTERSECTION; THENCE N.65°58'00"W., A DISTANCE OF 11.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.67°19'38"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'55", A DISTANCE OF 64.93 FEET TO A POINT OF TANGENCY; THENCE N.20°58'27"E., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1530.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 595.28 FEET TO A POINT OF TANGENCY; THENCE N.01°19'05"W., A DISTANCE OF 26.35 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, A RADIUS OF 10817.49 FEET AND A RADIAL BEARING OF N.01°43'52"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 10617.49 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'36", A DISTANCE OF 665.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9232, PAGE 1206 AND OFFICIAL RECORD BOOK 9169, PAGE 136, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°56'50"W., ALONG SAID WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1142.01 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.89°55'02"E., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 2021.41 FEET TO THE SOUTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.01°54'46"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1241.54 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.88°40'55"E., DEPARTING SAID NORTHEAST CORNER OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 100.16 FEET THE POINT OF BEGINNING.

CONTAINING: 8,182,173 SQUARE FEET OR 187.837 ACRES, MORE OR LESS.

Exhibit 'B'
The Pines of Westlake – Phase I
PLAT

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THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2022, IN ACCORDANCE WITH SEC. 177.07(1), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.08(1)(f), F.S.

ATTEST: _____ BY: _____
 CITY MANAGER, KEN CASSEL CITY MAYOR, JOHN PAUL GUENNER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PINE, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PREHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

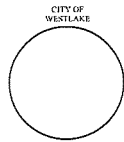
DATED: _____
 HARRY BINNIC, PRESIDENT, FOUNDERS TITLE

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS(24) LOTS:	39.385
ROADWAY TRACT(TRACT "A"):	14.772
TRACT "V":	47.963
OPEN SPACE TRACT #1:	0.306
OPEN SPACE TRACT #2:	0.308
OPEN SPACE TRACT #3:	0.957
OPEN SPACE TRACT #4:	0.554
OPEN SPACE TRACT #5:	0.128
OPEN SPACE TRACT #6:	1.452
OPEN SPACE TRACT #7:	0.219
OPEN SPACE TRACT #8:	0.766
OPEN SPACE TRACT #9:	1.778
OPEN SPACE TRACT #10:	2.512
OPEN SPACE TRACT #11:	1.966
OPEN SPACE TRACT #12:	1.426
OPEN SPACE TRACT #13:	1.427
WATER MANAGEMENT TRACT #1:	26.600
WATER MANAGEMENT TRACT #2:	7.047
WATER MANAGEMENT TRACT #3:	1.263
WATER MANAGEMENT TRACT #4:	3.711
WATER MANAGEMENT TRACT #5:	5.789
WATER MANAGEMENT TRACT #6:	7.124
WATER MANAGEMENT TRACT #7:	19.430
TOTAL ACRES, MORE OR LESS:	187.937

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: " ■ " A 1 1/2" BRASS DISK STAMPED "TM 18750" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: " ● " A MAGNETIC NAIL AND DISK STAMPED "TCP 18750" (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S49°55'11" E. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) UNLESS OTHERWISE NOTED. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1929 (NAD 29).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES, AND ALL APPLICABLE CITY OR NEIGHBORHOOD IMPROVEMENT DISTRICT APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESTLAKE ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CURVILINEAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0009
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 PLAT BEARING = GRID BEARING
 NO KNOTS
 ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

NOTICE:
THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY
BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
COUNTY.

NOTE: EASEMENTS, BUFFERED AND OTHER
SUCH LABELS AND DIMENSIONS OF A PARALLEL
NATURE AS SHOWN HEREON AND INDICATED TO
THE NEAREST FOOT (BE 2' UTILITY EASEMENTS)
ARE ASSUMED TO BE THE SAME DIMENSION
EXTENDED TO THE NEAREST HUNDRETH OF A
FOOT WITH NO GREATER OR LESSER VALUE
(BE 2' = 5.007' (BE: 7.2" = 7.507')

SCALE: 1" = 200'

KEY SHEET

NOTE: REFER TO THE FOLLOWING
SHEETS OF THIS PLAN FOR DETAILED
LABELING AND DIMENSIONING.

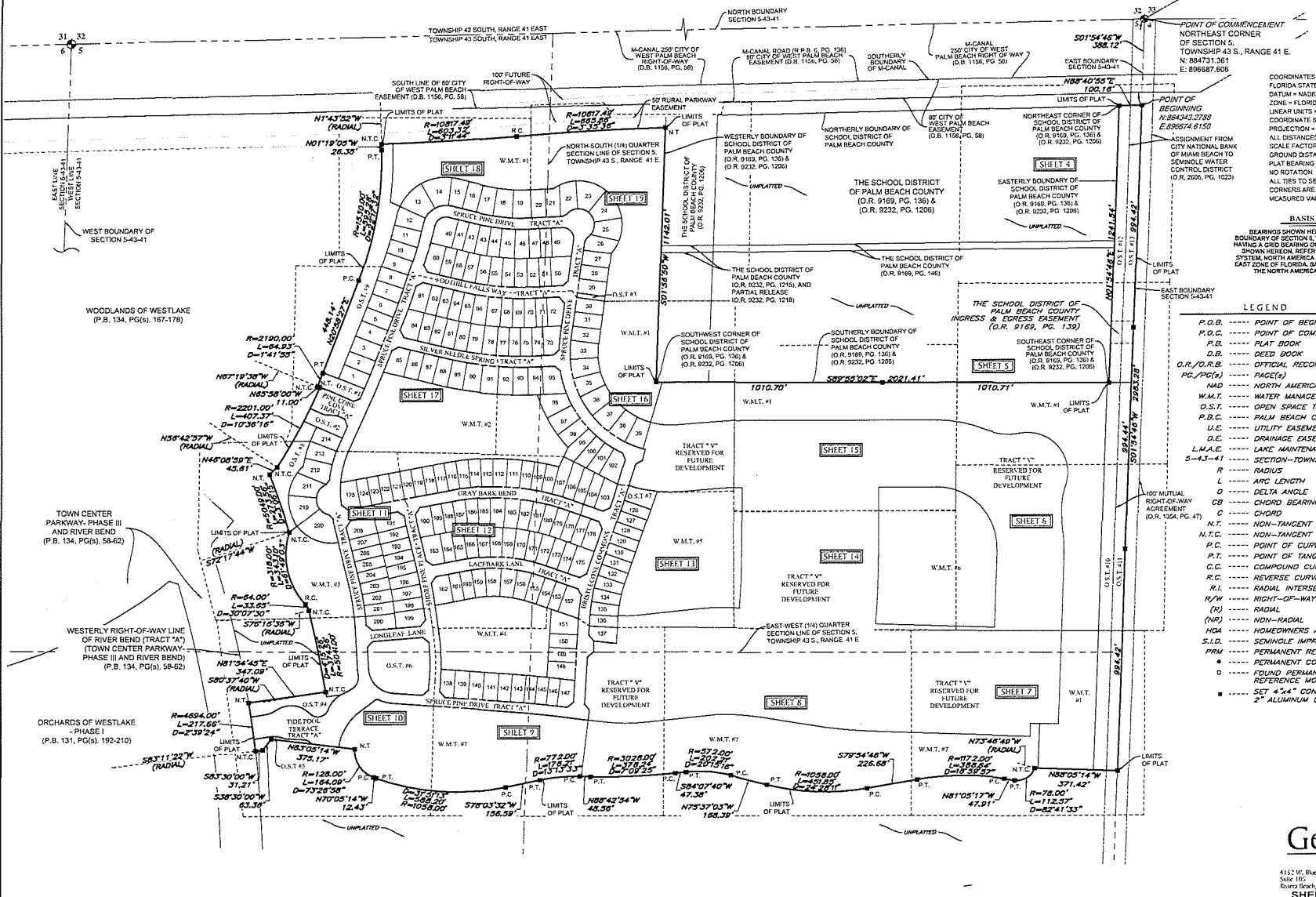
COORDINATES SHOWN HEREON ARE
FLORIDA STATE PLANE GRID
DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING + GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER
CORNERS ARE GENERATED FROM
MEASURED VALUES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH
BOUNDARY OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
HAVING A GRID BEARING OF S 89° 45' 57" E (MEASURED). BEARINGS
SHOWN HEREON REFER TO THE STATE PLANE COORDINATE
SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE
EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN
THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 76).

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R./D.R.S. OFFICIAL RECORDS BOOK
- PG./PG(S) PAGE(S)
- NAD NORTH AMERICAN DATUM
- W.M.T. WATER MANAGEMENT TRACT
- O.S.T. OPEN SPACE TRACT
- P.B.C. PALM BEACH COUNTY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 SECTION-TOWNSHIP-RANGE
- R RADIUS
- L ARC LENGTH
- D DELTA ANGLE
- CB CHORD BEARING
- C CHORD
- N.T. NON-TANGENT
- N.T.C. NON-TANGENT CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C.C. COMPOUND CURVATURE
- R.C. REVERSE CURVATURE
- R.I. RADIAL INTERSECTION
- R/W RIGHT-OF-WAY
- (R) RADIAL
- (NR) NON-RADIAL
- H.M.A. HOMEOWNERS ASSOCIATION
- S.I.D. SEWAGE IMPROVEMENT DISTRICT
- PRM PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- ◆ FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

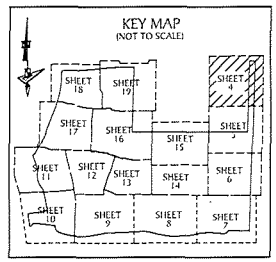
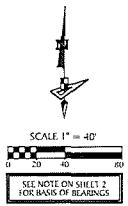
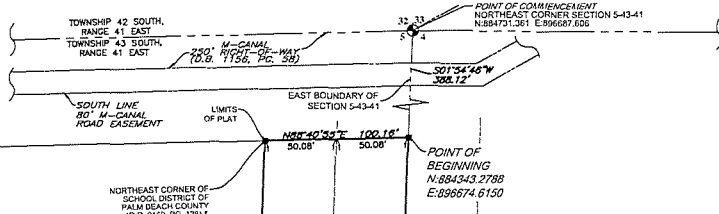
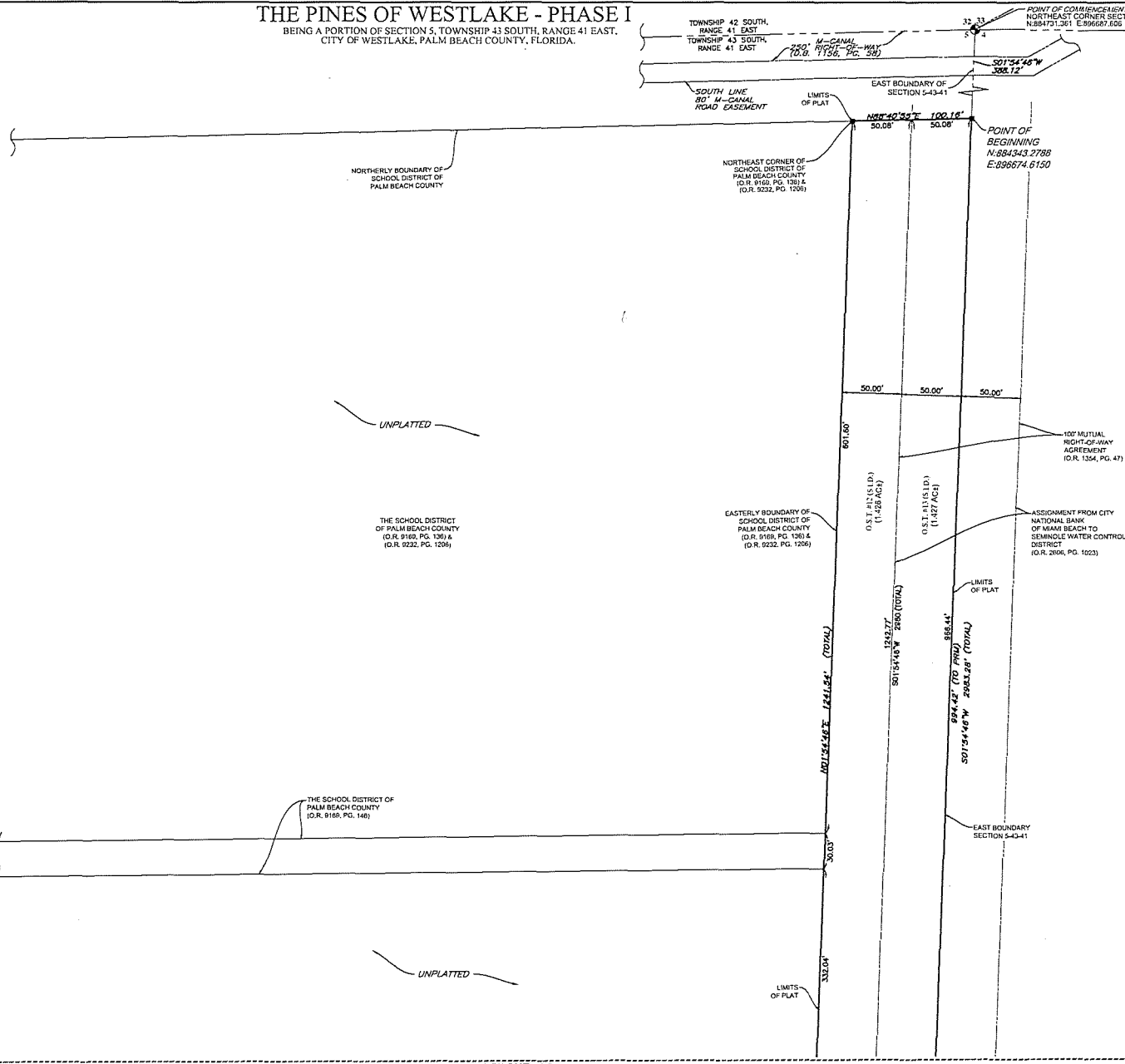


GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd
Suite 100
Palm Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com

SHEET 3 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

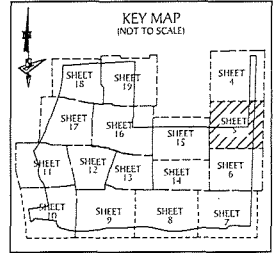
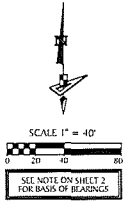


LEGEND

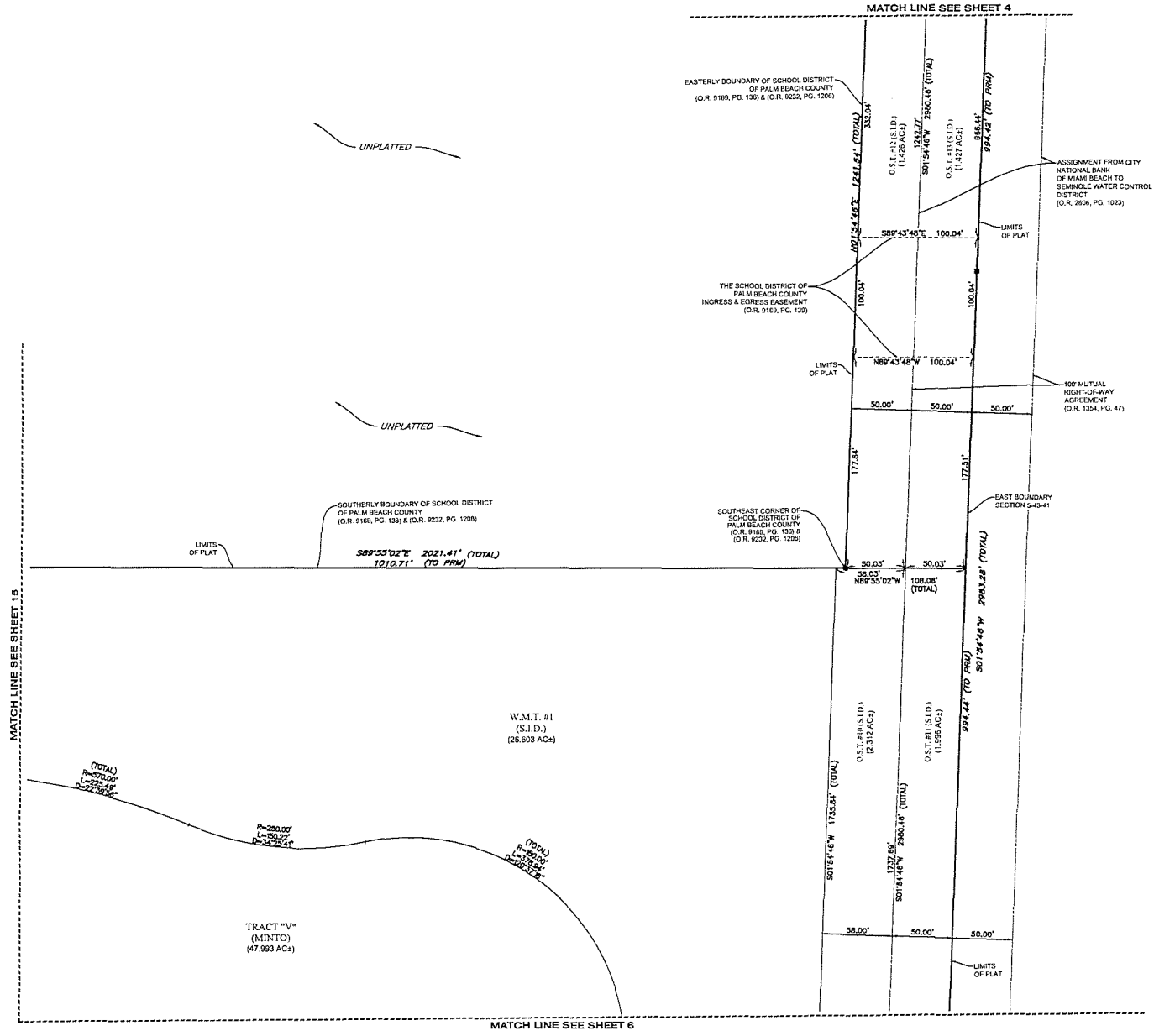
- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 5-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- Δ ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HGA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

MATCH LINE SEE SHEET 5

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.L.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



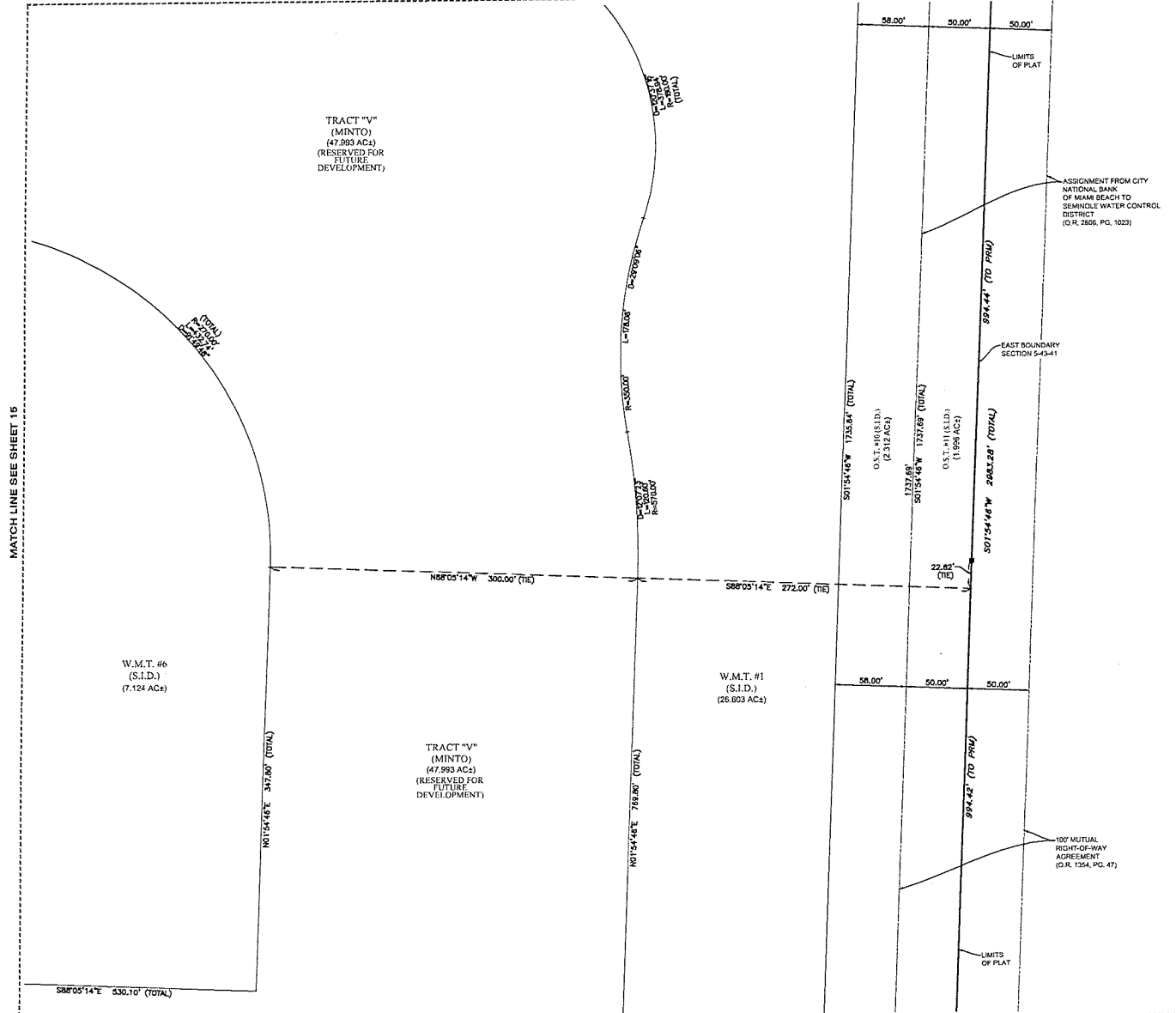
MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

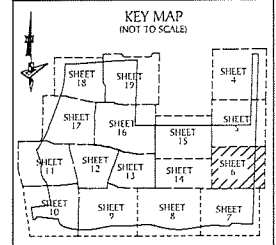
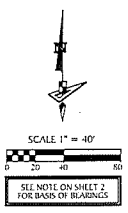
MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 15

58°05'14"E 530.10' (TOTAL)

MATCH LINE SEE SHEET 7



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./D.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - H.O.A. ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

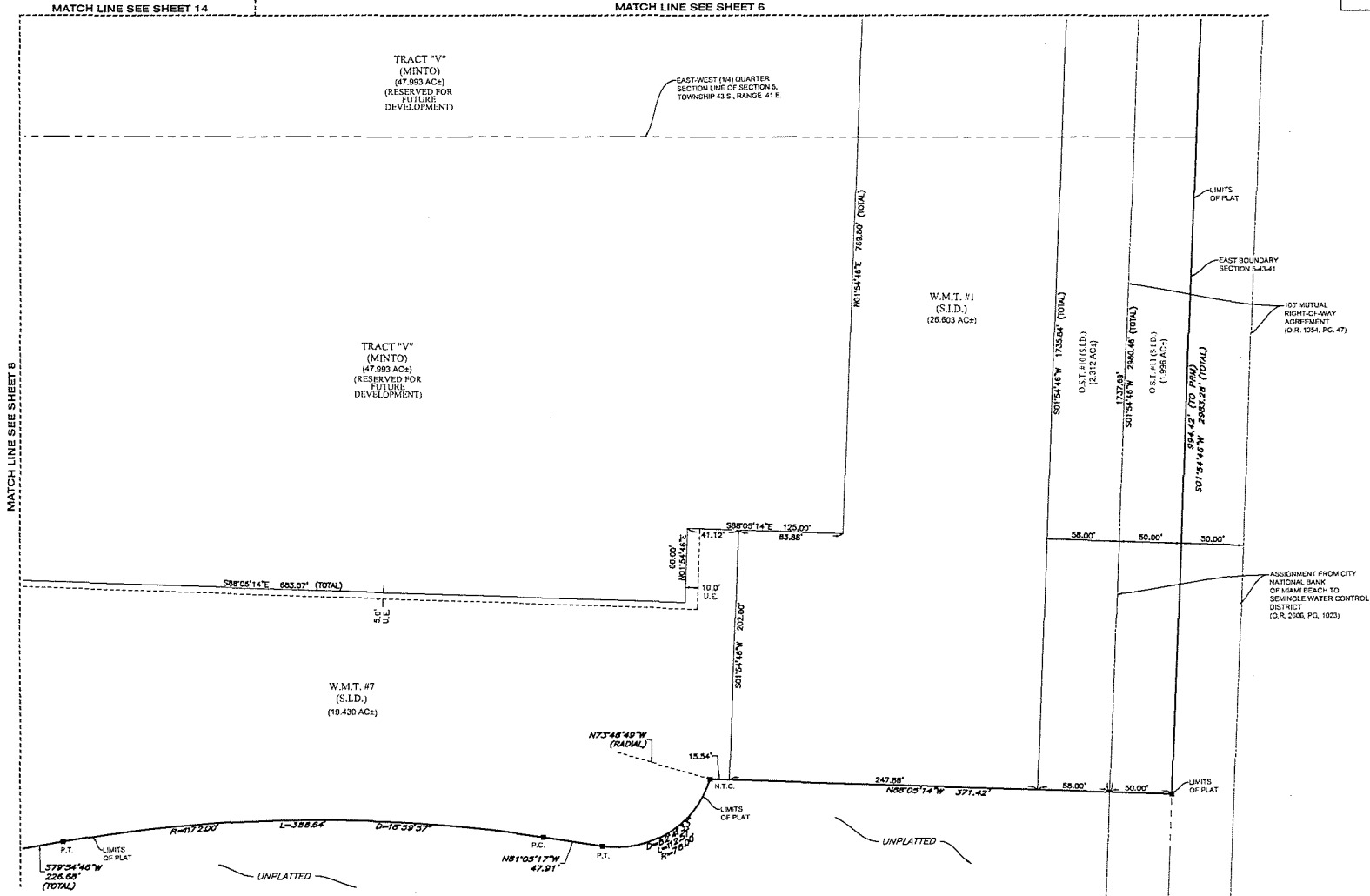
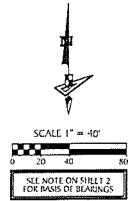
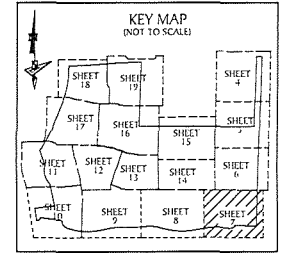

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 4152 W. Blue Heron Blvd. Suite 102 Phone: (561) 444-2720 www.geopointinc.com
 Riviera Beach, FL 33404 Fax: (561) 444-2720
 License Number: 18774 Equal Housing Lender
SHEET 6 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT

- LEGEND**
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE

- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HQA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



ASSIGNMENT FROM CITY
 NATIONAL BANK
 OF MIAMI BEACH TO
 SEMINOLE WATER CONTROL
 DISTRICT
 (O.R. 2006, PG. 1023)

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

P.O.B. ----- POINT OF BEGINNING
 P.O.C. ----- POINT OF COMMENCEMENT
 P.B. ----- PLAT BOOK
 D.B. ----- DEED BOOK
 O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 P.C./P.C.(s) ----- PAGE(S)

NAD ----- NORTH AMERICAN DATUM
 W.M.T. ----- WATER MANAGEMENT TRACT
 O.S.T. ----- OPEN SPACE TRACT
 P.B.C. ----- PALM BEACH COUNTY
 U.E. ----- UTILITY EASEMENT
 D.E. ----- DRAINAGE EASEMENT

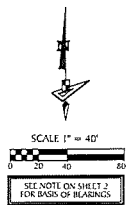
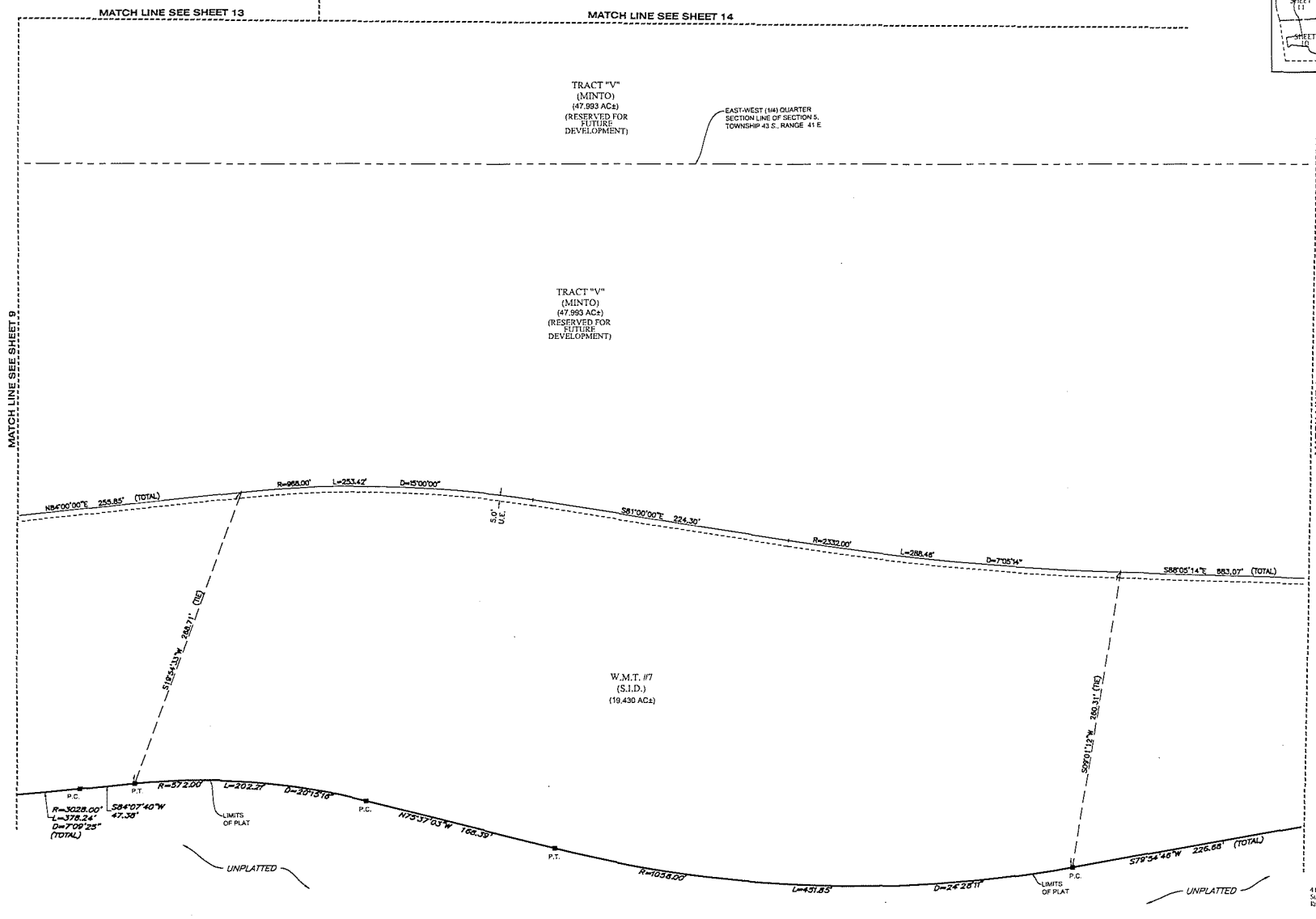
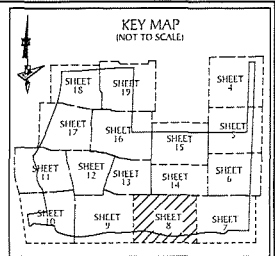
L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 5--43--41 ----- SECTION--TOWNSHIP--RANGE
 R ----- RADIUS
 L ----- ARC LENGTH
 D ----- DELTA ANGLE
 CB ----- CHORD BEARING

LEGEND

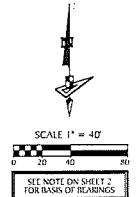
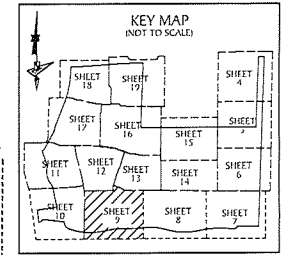
C ----- CHORD
 N.T. ----- NON-TANGENT
 N.T.C. ----- NON-TANGENT CURVATURE
 P.C. ----- POINT OF CURVATURE
 P.T. ----- POINT OF TANGENCY
 C.C. ----- COMPOUND CURVATURE
 R.C. ----- REVERSE CURVATURE

R.I. ----- RADIAL INTERSECTION
 R.O.W. ----- RIGHT-OF-WAY
 (R) ----- RADIAL
 (NR) ----- NON-RADIAL
 HGA ----- HOMEOWNERS ASSOCIATION
 S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 PRM ----- PERMANENT REFERENCE MONUMENT

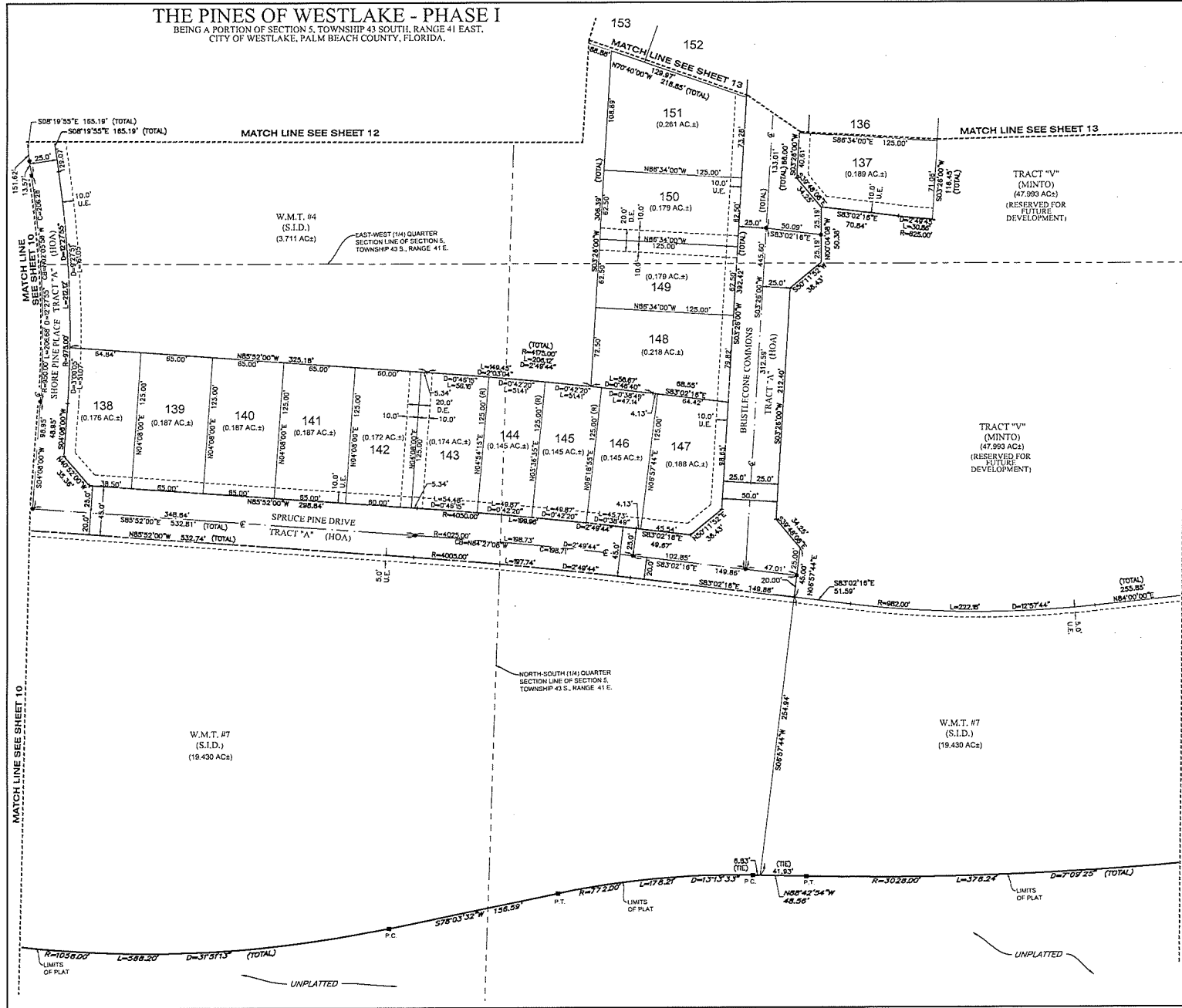
● ----- PERMANENT CONTROL POINT
 □ ----- FOUND PERMANENT REFERENCE MONUMENT
 ■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



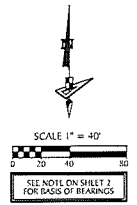
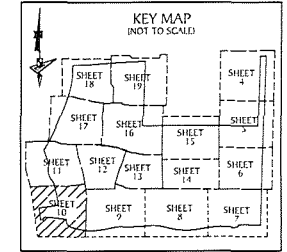
THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST.
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



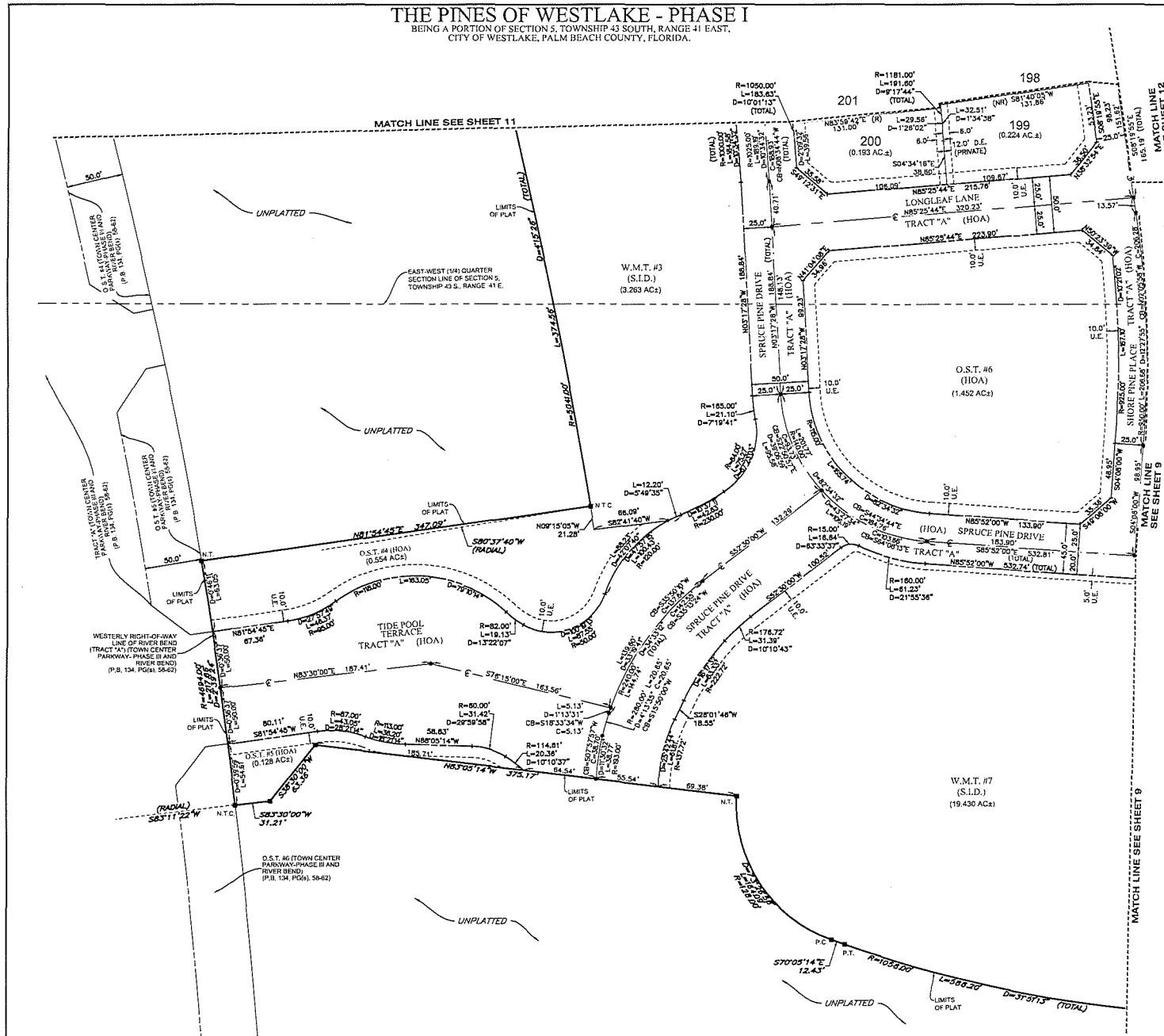
- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.G./P.G.(s) PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.T. POINT OF TANGENCY
 - C.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - R.I. RADIAL INTERSECTION
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HGA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED 'PRM LB 7768'



THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

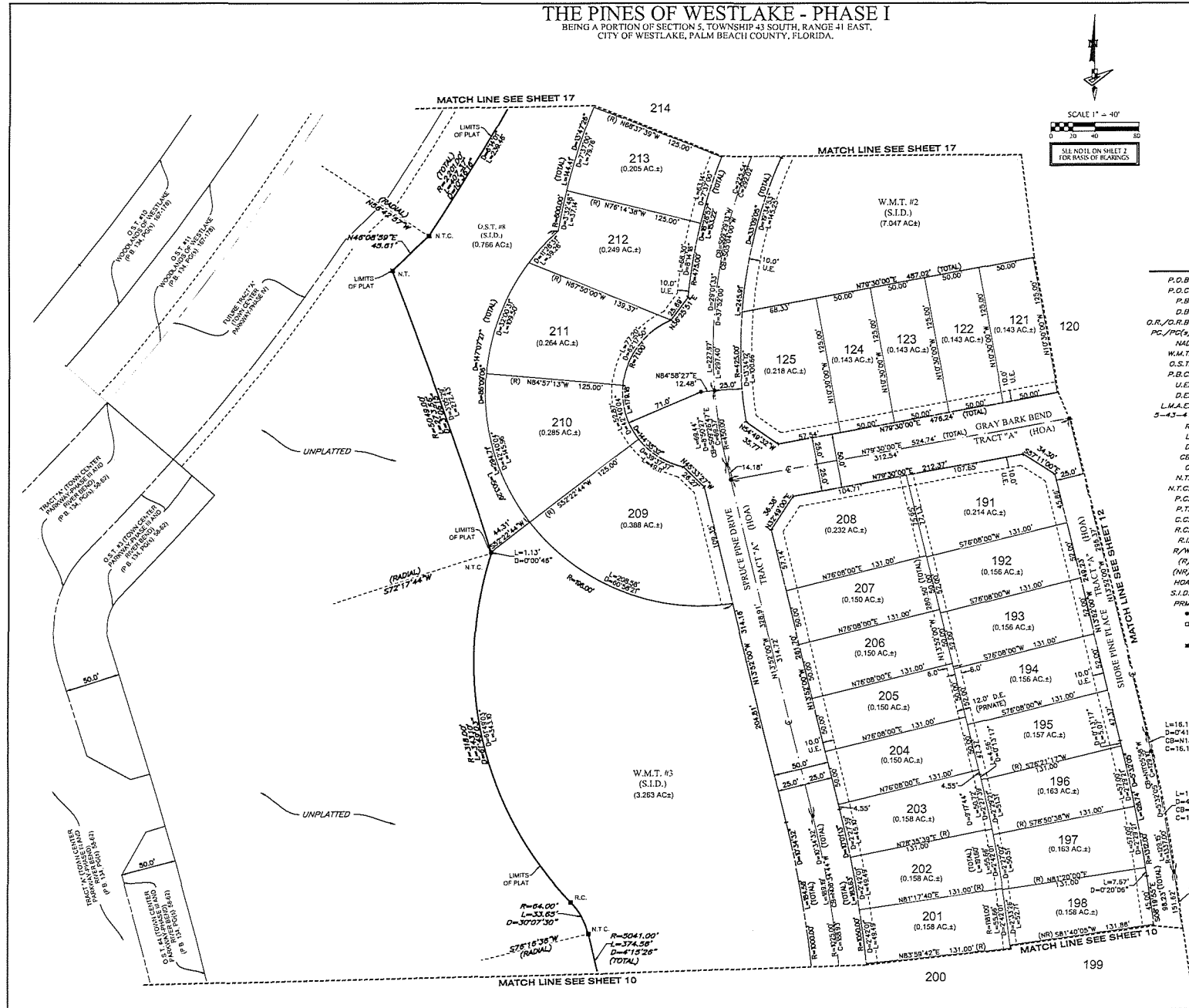
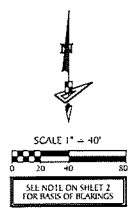
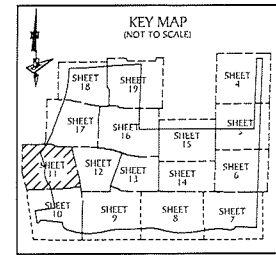


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OPTICAL RECORDS BOOK
 - P.C./P.C.G. PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - DB DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - C.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - R.I. RADIAL INTERSECTION
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HGA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMI-CIRCLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PBM LB 7768"




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 Suite 100 www.geopointsurveying.com
 Palm Beach, FL 33404 Lic# PC 12000-18-18-18
SHEET 10 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

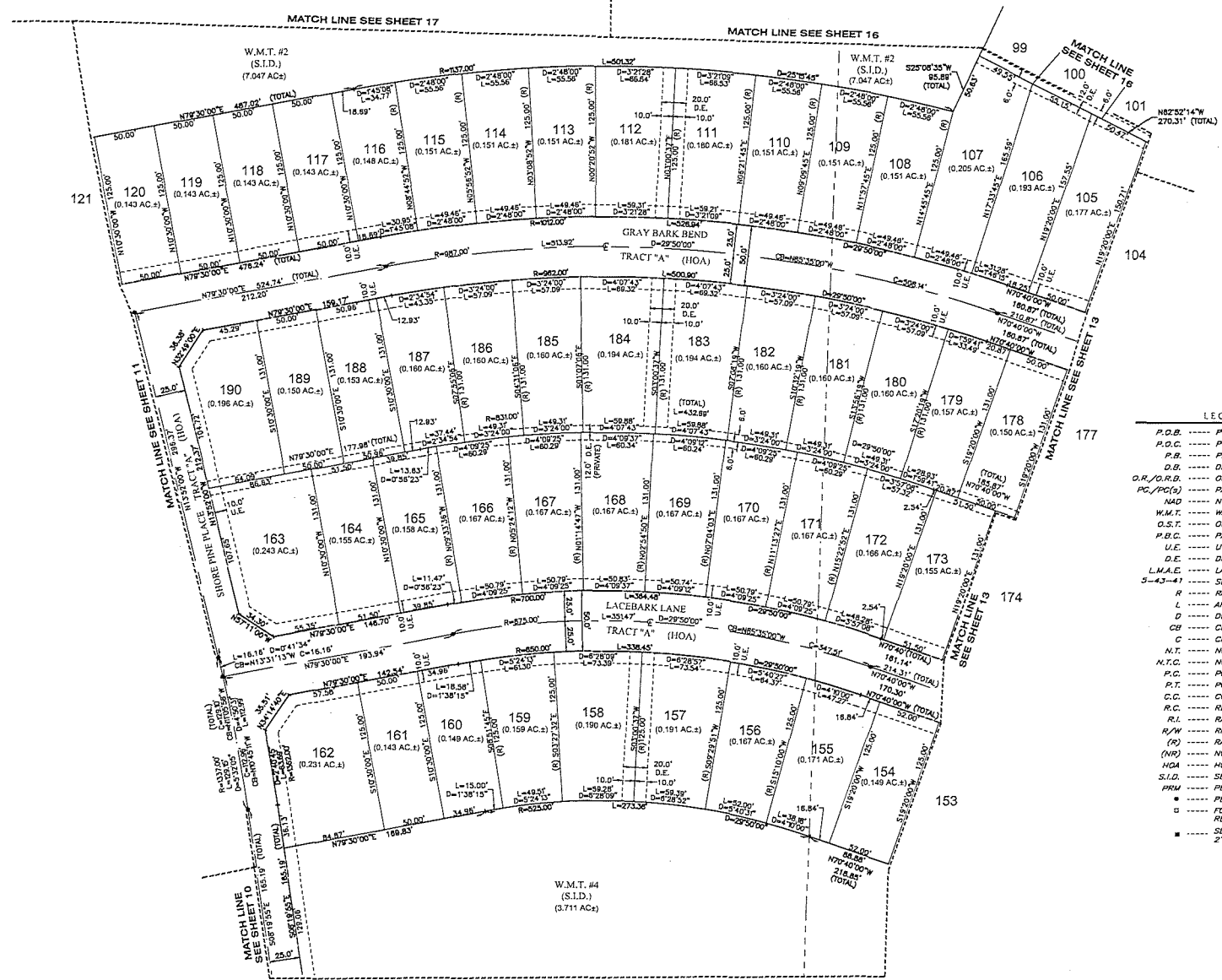
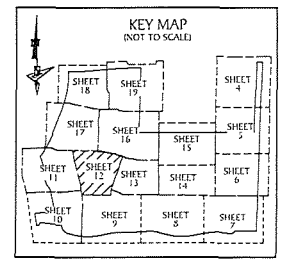


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.C./P.C.B. PAGES
 - N.A.D. NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.C. LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - G.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - R.I. RADIAL INTERSECTION
 - R/W RIGHT-OF-WAY
 - (R) RADIAL
 - (NR) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PM 12 7768"

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



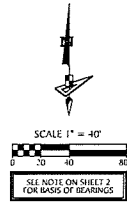
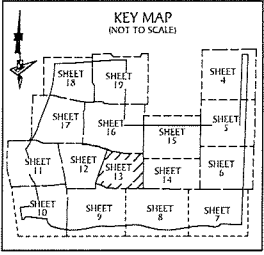
SCALE 1" = 40'
 0 20 40 80
 SEE NOTE ON SHEET
 FOR BASIS OF BEARINGS.



- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - P.C./P.C.S. ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
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 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMI-CIRCLE IMPROVEMENT DISTRICT
 - P.R.M. ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PBM LB 7768"

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

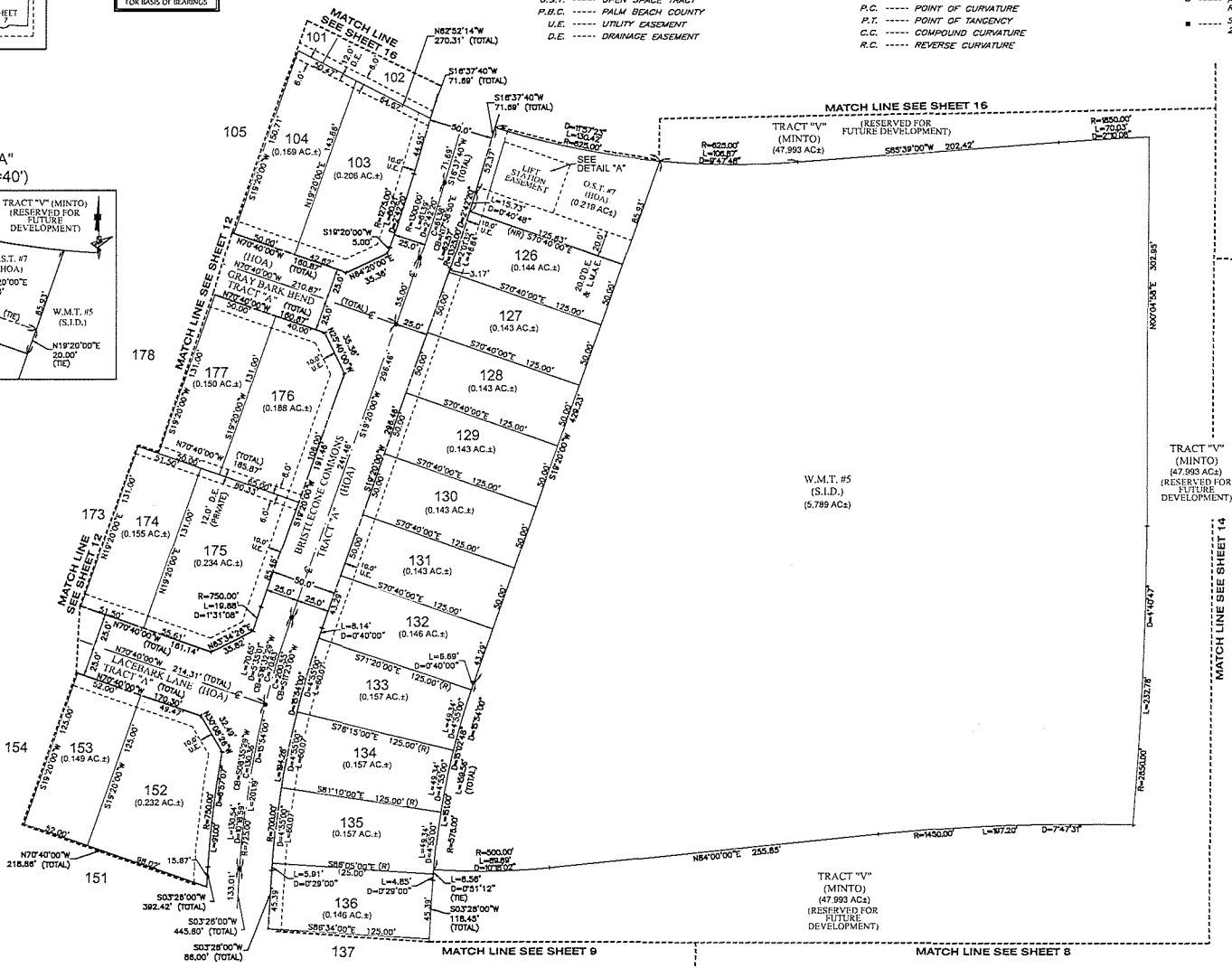
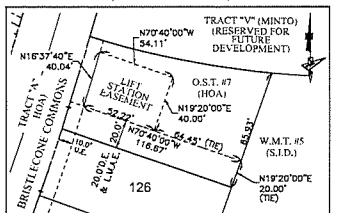


- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(s)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT

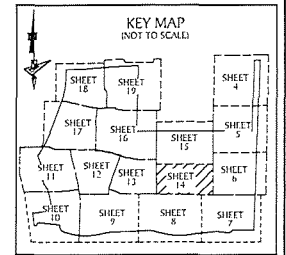
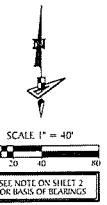
- LEGEND**
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE

- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- FOUND PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

DETAIL "A"
(SCALE: 1"=40')



THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



W.M.T. #5
(S.I.D.)
(5.789 AC±)

MATCH LINE SEE SHEET 13

TRACT "V"
(MINTO)
(47.993 AC±)
(RESERVED FOR
FUTURE
DEVELOPMENT)

W.M.T. #6
(S.I.D.)
(7.124 AC±)

MATCH LINE SEE SHEET 15

S07°04'38"W 304.43' (TOTAL)
 D=429.02'
 L=292.02'
 R=348.02'

S01°54'46"W
13.17'

S08°00'14"E 530.10' (TOTAL)

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 7

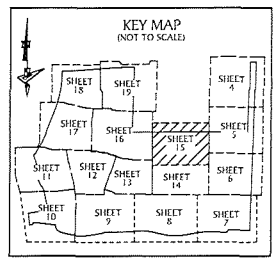
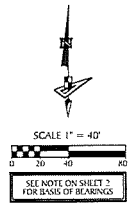
MATCH LINE SEE SHEET 6

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- P.C./P.C.B. ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- S-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HDA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

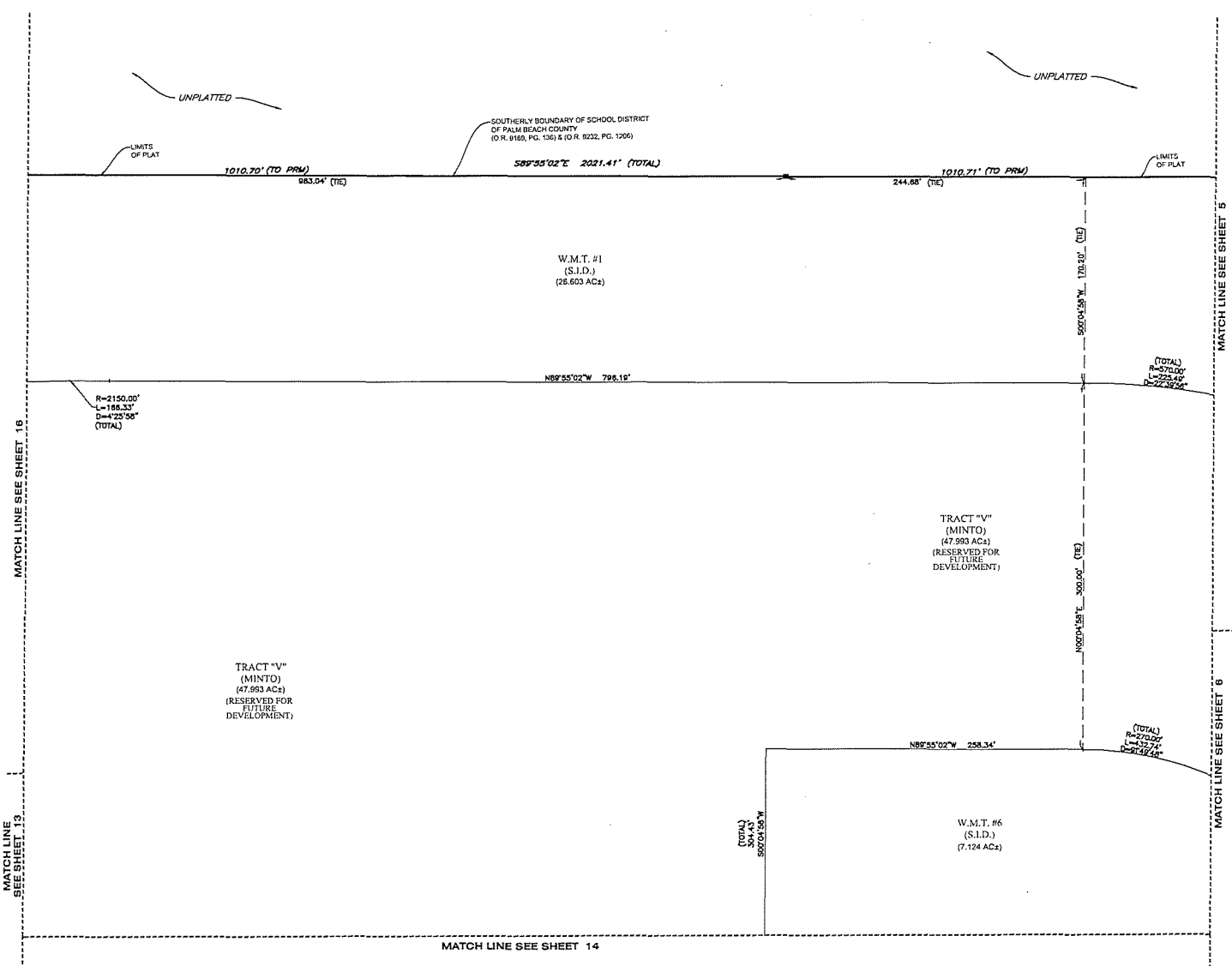

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SHEET 14 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- S-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- G ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R.I. ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7766"



MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 5

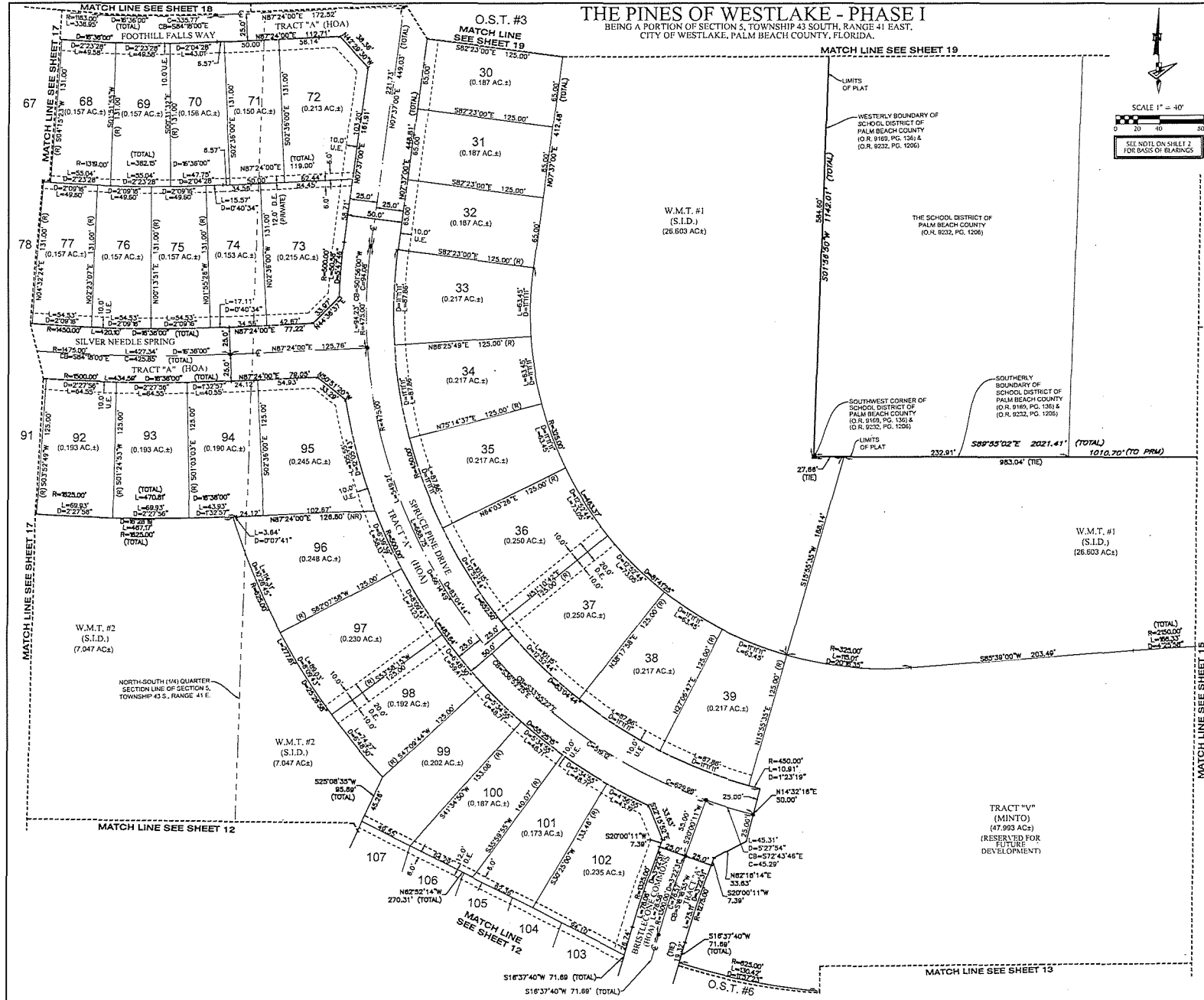
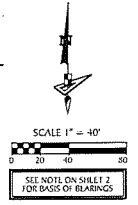
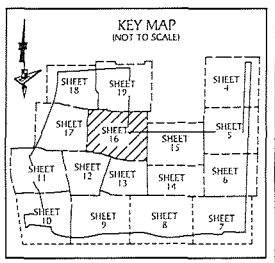
MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 14


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 Suite 107 www.geopointsurvey.com
 Riviera Beach, FL 33404 Email: sales@geopoint.com
 LICENSE NUMBER: 187766
SHEET 15 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



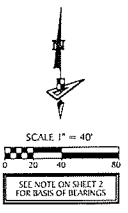
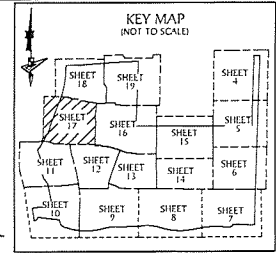
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 5-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CD ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - H.O.A. ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SINGLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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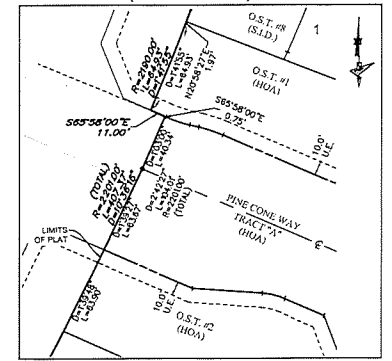
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Palm Beach, FL 33404 (561) 466-2720
Fax: (561) 466-2720

SHEET 16 OF 19 SHEETS

THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

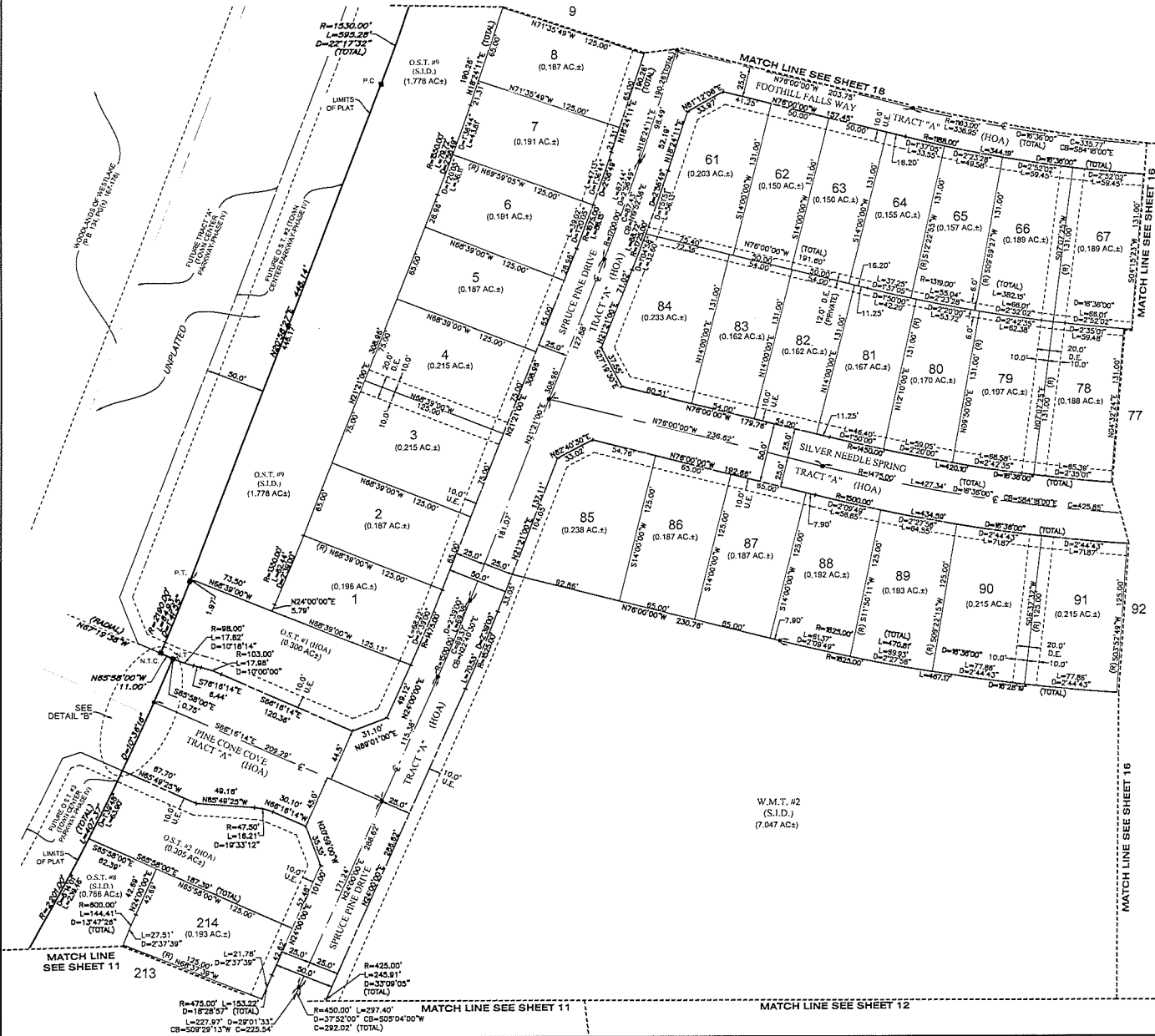


DETAIL "B"
(SCALE: 1"=40')

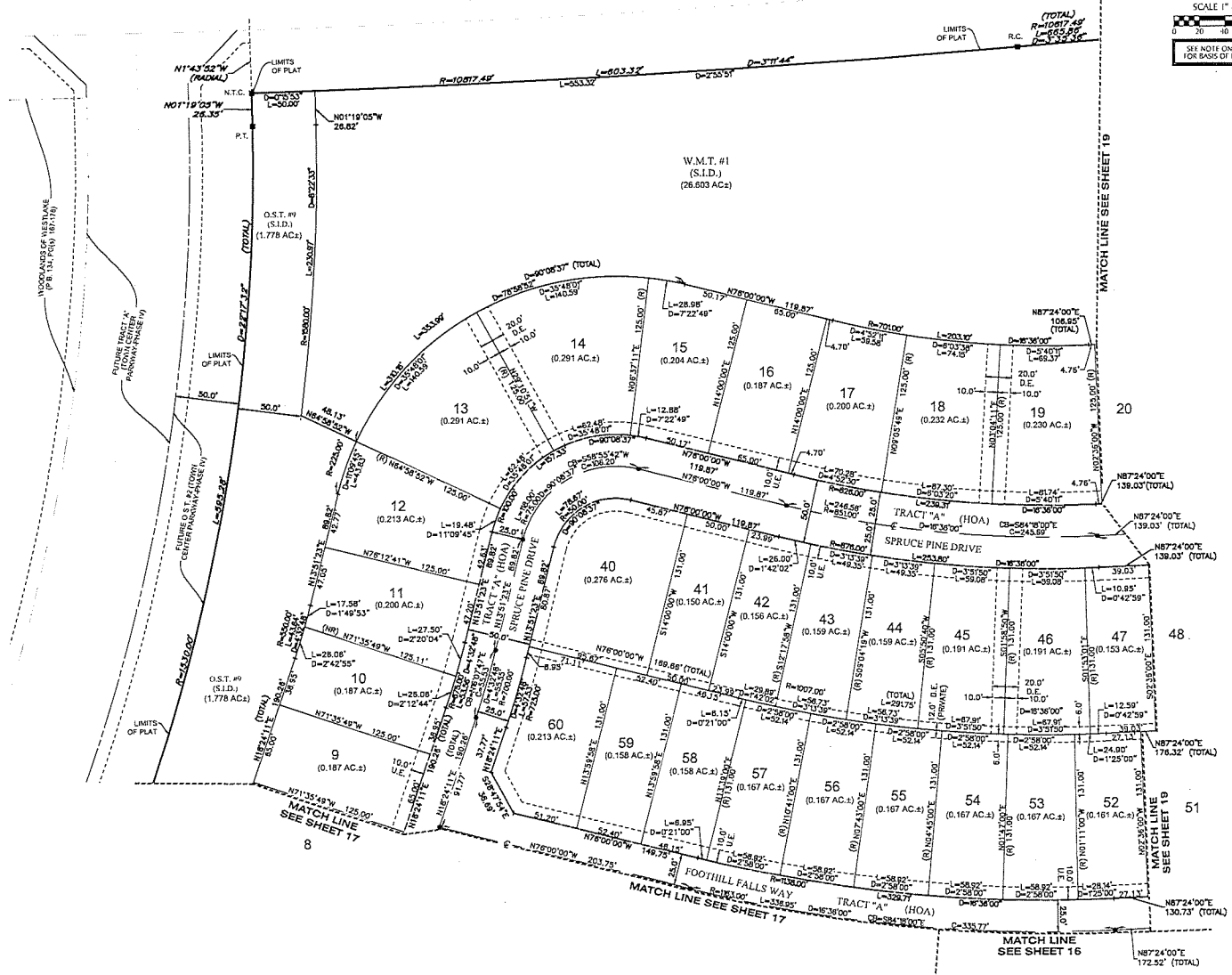
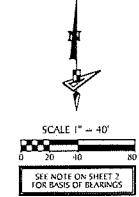
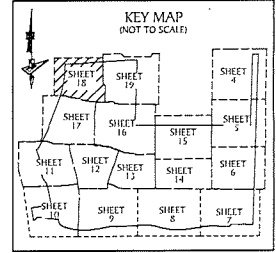


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - O.R./O.R.B. OFFICIAL RECORDS BOOK
 - P.C./P.C.G. PAGE(S)
 - NAD NORTH AMERICAN DATUM
 - W.M.T. WATER MANAGEMENT TRACT
 - O.S.T. OPEN SPACE TRACT
 - P.B.C. PALM BEACH COUNTY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 SECTION-TOWNSHIP-RANGE
 - R RADIUS
 - L ARC LENGTH
 - D DELTA ANGLE
 - CB CHORD BEARING
 - C CHORD
 - N.T. NON-TANGENT
 - N.T.C. NON-TANGENT CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - C.C. COMPOUND CURVATURE
 - R.C. REVERSE CURVATURE
 - R.I. RADIAL INTERSECTION
 - R/W RIGHT-OF-WAY
 - RAD. RADIAL
 - (NO) NON-RADIAL
 - HOA HOMEOWNERS ASSOCIATION
 - S.I.D. SEMINOLE IMPROVEMENT DISTRICT
 - PRM PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"


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 SHEET 17 OF 19 SHEETS

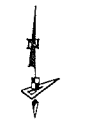


THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

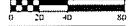


- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(s) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - S-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - C.C. ----- COMPOUND CURVATURE
 - R.C. ----- REVERSE CURVATURE
 - R.I. ----- RADIAL INTERSECTION
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - ND ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEWINKLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4.54\"/>

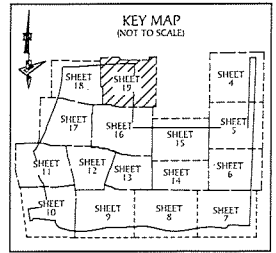
THE PINES OF WESTLAKE - PHASE I
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
 CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.



SCALE 1" = 40'



SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

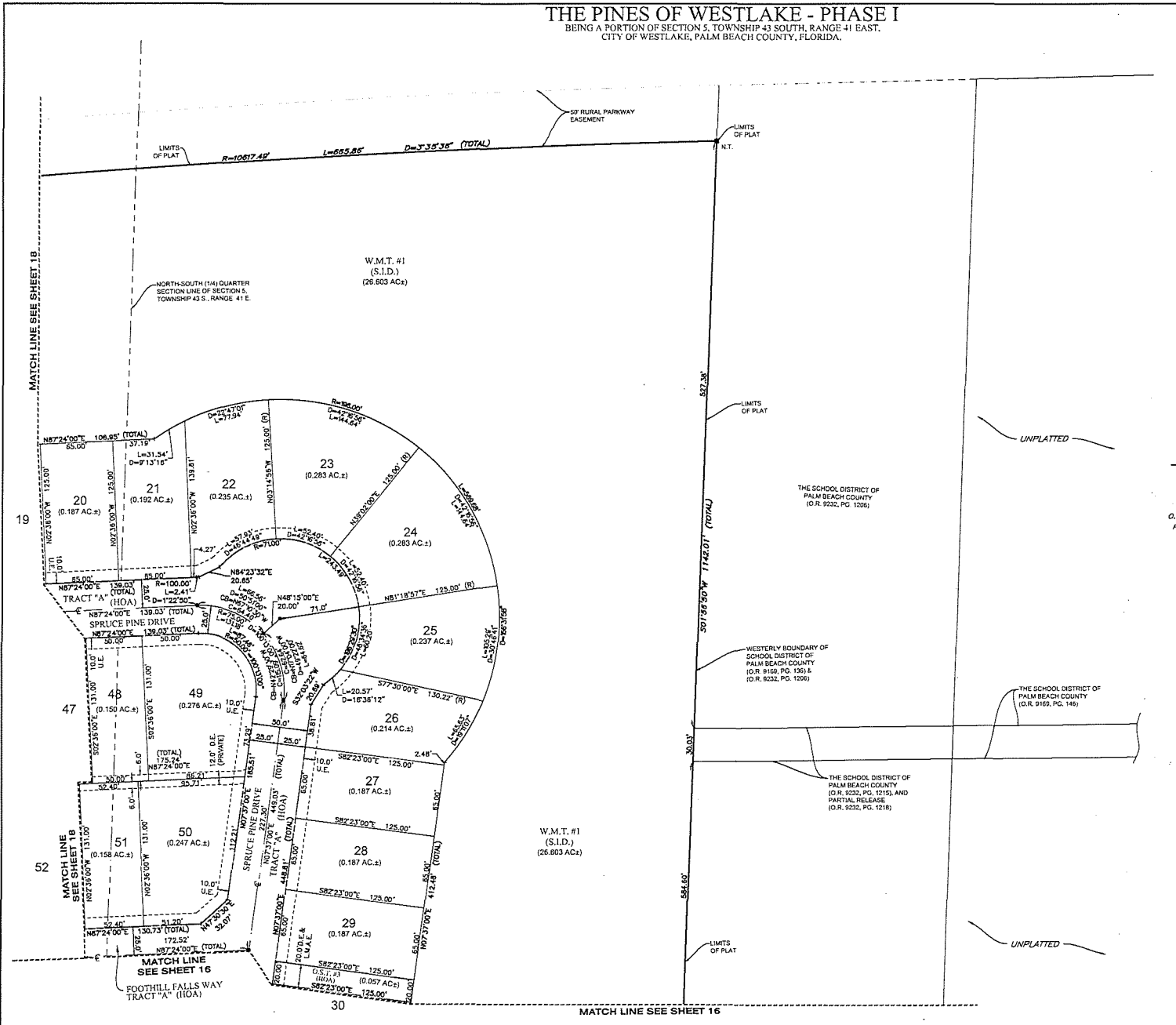


LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./D.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(S) ----- PAGE(S)
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- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- S-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- C.C. ----- COMPOUND CURVATURE
- R.C. ----- REVERSE CURVATURE
- R/I ----- RADIAL INTERSECTION
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HCA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMI-CIRCLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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 Delray Beach, FL 33404 Email: sales@geopoint.com
 Licensed Surveyor Number 12774



MATCH LINE SEE SHEET 18

19

47

52

MATCH LINE SEE SHEET 16

FOOTHILL FALLS WAY TRACT "A" (HOA)

MATCH LINE SEE SHEET 16

LIMITS OF PLAT

302.30' (TOTAL)

30.00'

LIMITS OF PLAT

546.50'

THE SCHOOL DISTRICT OF PALM BEACH COUNTY (O.R. 9232, PG. 1206)

WESTERLY BOUNDARY OF SCHOOL DISTRICT OF PALM BEACH COUNTY (O.R. 8169, PG. 135) & (O.R. 9232, PG. 1206)

THE SCHOOL DISTRICT OF PALM BEACH COUNTY (O.R. 9232, PG. 1215) AND PARTIAL RELEASE (O.R. 9232, PG. 1218)

W.M.T. #1 (S.I.D.) (26.603 AC±)

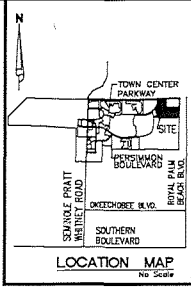
W.M.T. #1 (S.I.D.) (26.603 AC±)

NORTH-SOUTH (1/4) QUARTER SECTION LINE OF SECTION 5, TOWNSHIP 43 S., RANGE 41 E.

FOOTHILL FALLS WAY TRACT "A" (HOA)

Exhibit 'C'
The Pines of Westlake – Phase I
TOPOGRAPHICAL SURVEY

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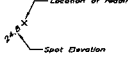


DESCRIPTION
 BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S 01° 46' 36" W, ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 381.12 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01° 46' 36" W, ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 286.28 FEET, THENCE N 89° 06' 14" W, DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 171.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 7608 FEET AND A RADIAL BEARING OF N 17° 46' 24" W, AT SAID INTERSECTION, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87° 41' 03", A DISTANCE OF 1157.59 FEET TO A POINT OF TANGENCY, THENCE N 41° 01' 17" W, A DISTANCE OF 479.1 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 11268 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 59' 55", A DISTANCE OF 366.64 FEET TO A POINT OF TANGENCY, THENCE S 79° 54' 06" W, A DISTANCE OF 220.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 10040 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34° 28' 11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY, THENCE N 73° 37' 07" W, A DISTANCE OF 196.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5724.60 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 17' 16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY, THENCE S 49° 47' 07" W, A DISTANCE OF 47.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 5209.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 49' 25", A DISTANCE OF 176.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 7728.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 11' 17", A DISTANCE OF 178.12 FEET TO A POINT OF TANGENCY, THENCE S 76° 02' 25" W, A DISTANCE OF 160.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 10590.13 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 17' 19", A DISTANCE OF 588.26 FEET TO A POINT OF TANGENCY, THENCE N 69° 01' 14" W, A DISTANCE OF 124.1 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 12000 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 02' 59", A DISTANCE OF 168.99 FEET TO A NON-TANGENT INTERSECTION, THENCE N 89° 06' 14" W, A DISTANCE OF 175.17 FEET, THENCE S 88° 06' 00" W, A DISTANCE OF 63.56 FEET, THENCE S 88° 06' 00" W, A DISTANCE OF 31.21 FEET TO A POINT ON THE WESTERN RIGHTS-OF-WAY LINE OF RIVER BEND, AS SHOWN ON THE PLAN OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, RECORDED IN PLAT BOOK 31, PAGES 9 THROUGH 12, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 46100 FEET, AND A RADIAL BEARING OF S 89° 12' 24" W, AT SAID INTERSECTION, THENCE NORTHEAST, ALONG SAID WESTERLY RIGHTS-OF-WAY LINE OF RIVER BEND AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 04' 09", A DISTANCE OF 217.66 FEET TO A NON-TANGENT INTERSECTION, THENCE N 81° 52' 47" E, A DISTANCE OF 347.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 56180 FEET AND A RADIAL BEARING OF S 90° 07' 39" W, AT SAID INTERSECTION, THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 22' 36", A DISTANCE OF 375.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 44676 FEET AND A RADIAL BEARING OF S 91° 03' 39" W, AT SAID INTERSECTION, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 07' 14", A DISTANCE OF 354 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 31800 FEET, THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61° 49' 09", A DISTANCE OF 249.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 59498 FEET AND A RADIAL BEARING OF S 72° 17' 54" W, AT SAID INTERSECTION, THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 16' 04", A DISTANCE OF 275.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 48197 FEET AND A RADIAL BEARING OF S 88° 02' 55" W, AT SAID INTERSECTION, THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 36' 04", A DISTANCE OF 407.27 FEET TO A NON-TANGENT INTERSECTION, THENCE N 89° 06' 14" W, A DISTANCE OF 110.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 15316.00 FEET, THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 17' 22", A DISTANCE OF 591.28 FEET TO A POINT OF TANGENCY, THENCE N 81° 19' 09" W, A DISTANCE OF 263.5 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 18017.49 FEET AND A RADIAL BEARING OF N 81° 19' 09" W, AT SAID INTERSECTION, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 11' 44", A DISTANCE OF 603.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 19617.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 35' 56", A DISTANCE OF 405.88 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9422, PAGE 109 AND OFFICIAL RECORD BOOK 946, PAGE 136, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89° 06' 14" W, ALONG SAID WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1142.80 FEET TO THE SOUTHERN CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, THENCE S 89° 06' 14" W, ALONG SAID WESTERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 124.1 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, THENCE N 89° 06' 14" W, DEPARTING SAID NORTHEAST CORNER OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,122.173 SQUARE FEET OR 187.81 ACRES, MORE OR LESS.

LEGEND

- P.R. ----- Plat Book
- O.M.A. ----- Official Map
- H.A. ----- Health Department Vertical Datum
- D.E. ----- Deed Book
- P.W. ----- Paper(s)
- C. ----- Curve Points
- L. ----- Curve Length
- D. ----- Curve Delta
- R.C. ----- Reverse Curve
- N.T.C. ----- Non-Tangent Curve
- C.C. ----- Compound Curve
- P.P. ----- Platted Property
- F.F. ----- Florida Power & Light
- (T.M.) ----- Triangulation Monument
- B. ----- Set 5/8" Iron Rod and Cap L87766
- L.S. ----- Latent Business
- D.S. ----- Drain
- M.B. ----- Palm Beach County
- M.P. ----- Municipal Planning
- (T.M.) ----- Triangulation Monument
- S. ----- Street
- M.C. ----- Manned Civil Station
- W.A. ----- Water Air Pollution Station
- W.A.S. ----- Water Air Pollution Station
- W.S. ----- Water Valve
- W.S. ----- Water Valve
- P. ----- Pipe
- E. ----- Electric Meter
- U. ----- Utility Pole
- C. ----- Chain Link Fence
- B. ----- Boundary
- S. ----- Sign
- C.M. ----- Chain Marker
- W. ----- Overhead Utility Line
- T.S. ----- Top of Stone
- E. ----- Edge of Water
- C.L. ----- Chain Link Fence



SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAS NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR WARRANTIES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, FOOTINGS, UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF N 89° 06' 14" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 200' OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND "Y" ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12098C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2012 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (<https://msc.fema.gov>).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CUTBACK B", HAVING A PUBLISHED ELEVATION OF 224.7 FEET (NAVD 88).
- 9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 10) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- 11) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.), WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.
- 12) THIS SURVEY IS BASED ON PREVIOUS FIELD SURVEYS, DOCUMENTS OF RECORD, FOUND MONUMENTS, EXHIBITS, AND HISTORICALLY USED CORNERS, AS WELL AS THE LEGAL DESCRIPTION SHOWN HEREON. THE FOLLOWING ARE REFERENCE SURVEYS USED IN DETERMINING THE BOUNDARY LOCATION FOR CALLERY JUDGE GROVES.
 - a) THE 'M' CANAL ROAD RIGHT OF WAY MAP, RECORDED IN ROAD PLAT BOOK 6, PAGE 136.
 - b) STATE OF FLORIDA PALM BEACH COUNTY RIGHT OF WAY MAP FOR SEMINOLE-PRAATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4, PAGE 34.
 - c) BOUNDARY SURVEY OF RESIDENTIAL AT CALLERY JUDGE GROVES, PREPARED BY LISBERG LAND SURVEYING, INC. (L.S.N. NO. 04-106-101C), DATED OCTOBER 5, 2007.
 - d) SKETCH OF SURVEY, PREPARED BY S.P. SIKSTED, DATED MARCH 5, 1965.

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Member State of Florida, License No. 124619.
 This seal has been electronically signed and sealed by Gary A. Rager, P.S.M., on 03/28/2022.
 Printed copies of this document are not considered signed and sealed until the S.M.S. authorization code has been verified on any computer system.

Westlake - Pod V BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS		Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description

SURVEYOR'S CERTIFICATE

The certify that a survey of the herein described property has been made under my supervision and that the Statements of Practice and Code of Ethics of the Florida Board of Professional Surveyors & Engineers in Chapter 48-227, Florida Administrative Code, pursuant to Section 48-227, Florida Statutes.

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 124619

DATE: 03/28/2022

PROJECT NO. 22-19

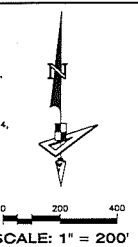
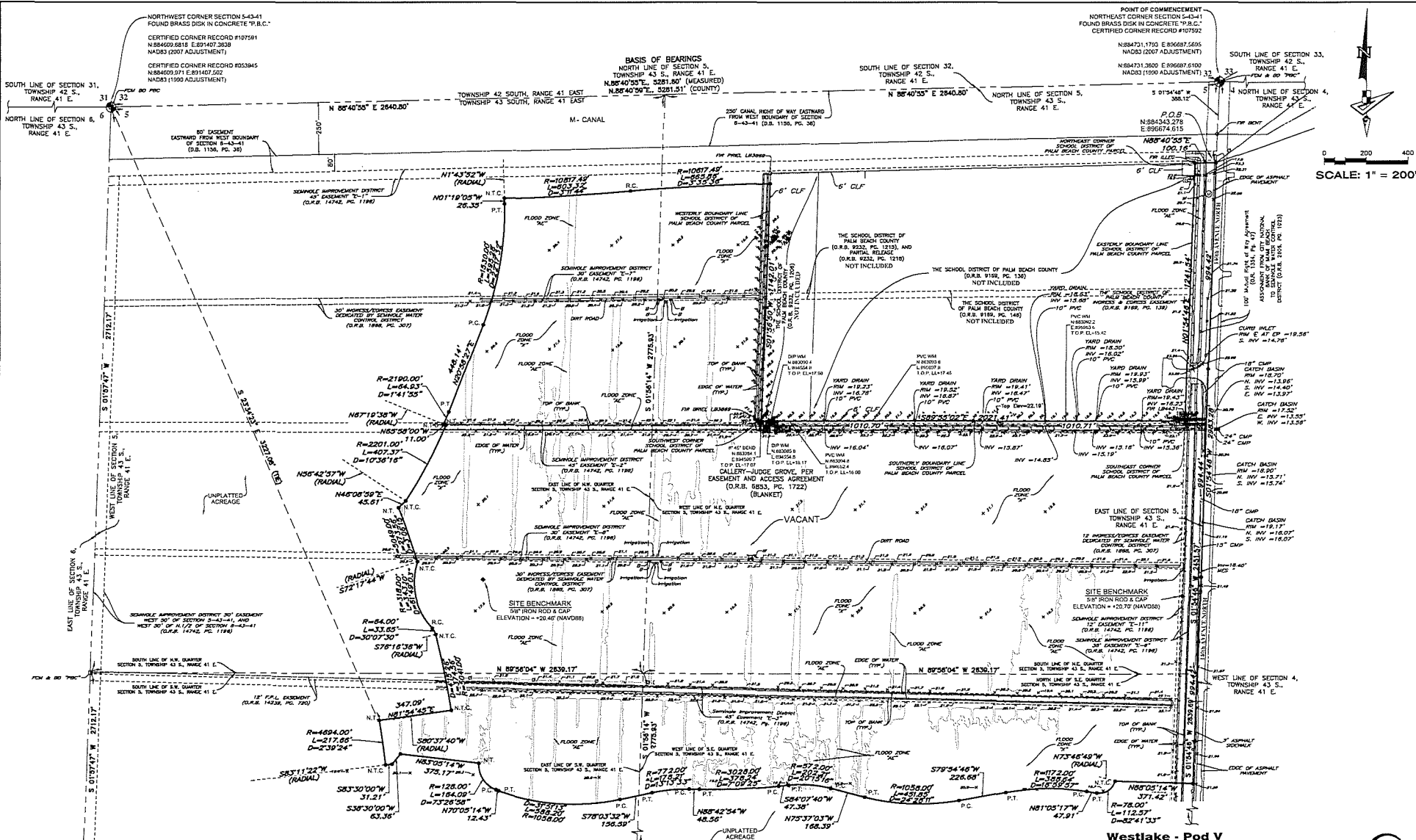
SHEET NO. 01 OF 02 SHEETS

4152 W. Blue Heron Blvd.
 Suite 102
 Riviera Beach, FL 33404

Phone: (561) 444-2720
 WWW.GEOPPOINT.COM
 LICENSE NUMBER: 124619

DRAWN BY: DATE: 06/28/2022 DATE PLOT: 03/28/2022
 CHECKED BY: 03/28/2022
 SECTION: 05 Twp. 43 S. Rang. 43 E. Lot 160 FPOD V. 08/078

GeoPoint
Surveying, Inc.



P.B.	Pin Bench	F.C.M.	Flashed Concrete Monument	W.M.	Water Main	W.M.S.M.	Water Main Starting Marker	Dip Anchor
D.P.B.	Official Property Book	B	5/8" Iron Rod and Cap L37766	NAD	North American Vertical Datum	W.M.S.	Water Main Stop	North American Vertical Datum
C.B.	Corner Bench	L.B.	Leisure Bench	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
U.P.	Unplatted Address	P.P.	Pipe	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
P.	Point	P.D.	Point of Deposit	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
C.L.	Curve Length	P.V.	Point of Vertical Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
D	Curve Data	P.H.	Point of Horizontal Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
A.C.	Asymptote Curve	P.V.	Point of Vertical Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
N.T.	Non-Tangent	P.H.	Point of Horizontal Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
A.C.	Asymptote Curve	P.V.	Point of Vertical Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
C.C.	Compound Curve	P.H.	Point of Horizontal Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum
P.P.	Point of Possession	P.V.	Point of Vertical Intersection	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	North American Vertical Datum

W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main
W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main
W.M.S.M.	Water Main Starting Marker	W.M.	Water Main	W.M.S.M.	Water Main Starting Marker	W.M.	Water Main

**Westlake - Pod V
BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS: Prepared for: MINTO COMMUNITIES, LLC
 No. Date Description Rev. Last Date of Field Survey: 09/10/2022

No.	Date	Description	Rev.	Last Date of Field Survey:

**GeoPoint
Surveying, Inc.**

4153 NE Blue Heron Blvd.
 Suite 105
 Pompano Beach, FL 33069
 Phone: (954) 344-2279
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 Registration No.: 19785



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

DATE: 11/21/2022
PETITION NUMBER: ENG-2022-04
DESCRIPTION: Pod V Phase I (The Pines) Plat
APPLICANT: Cotleur & Hearing
OWNER: Minto PBLH, LLC
REQUEST: Plat & Boundary Survey Review
LOCATION: Westlake, Florida
STAFF REVIEW: **RECOMMENDED APPROVAL**

This is the third review of this plat. This review is done for compliance with Chapters 177, Florida Statutes, and the City of Westlake's codes and ordinances. All previous comments have been adequately addressed. This plat is now in compliance with Chapter 177 Florida Statutes. We therefore recommend that the plat be approved by City Council.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

STAFF MEMORANDUM

DATE: 12/8/2022
PETITION NO.: ENG-2022-04
DESCRIPTION: Review of Plat for The Pines of Westlake – Phase I
APPLICANT: Cotleur and Hearing
OWNER: Minto PBLH, LLC
REQUEST: Owner (Minto PBLH, LLC) is requesting approval of the Plat for The Pines of Westlake – Phase I

Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. The approval by the Seminole Improvement District's Engineering Department is scheduled for January 2, 2023, and the approval by the Board of Supervisors for the subject referenced plat is scheduled for January 3, 2023.

Discussion

This submittal is for The Pines of Westlake – Phase I, which will contain 187.837 acres and 214 single-family lots. The Pines of Westlake – Phase I, is located in the northeast portion of Westlake, east of both East Town Center Parkway and Pod R-2 Woodlands of Westlake, and west/southwest of Golden Grove Elementary School and Western Pine Middle School, as shown in the graphics below. The primary access points to The Pines of Westlake – Phase I community will be on East Town Center Parkway & River Bend Drive from the west of the pod.

Location Map





POD V - PHASE I



The Pines of Westlake – Phase I will contain 214 single family home sites consisting of 155 50-foot-wide lots and 59 65-foot-wide lots. The lot design is consistent with the setbacks and lot coverages for the R-1, R-2, DTMU, Civic, OS&R and SE Overlay. The Pines of Westlake in its entirety will have an overall density of 2.27 dwelling units per acre. The homes/design standards will be consistent with the regulatory approvals for The Orchards and The Groves. All drainage and water management systems will be owned and operated by SID. The Pines of Westlake – Phase I runoff will be directed to on-site inlets and storm sewers and then connected to the Master Drainage System for the water quality treatment and attenuation.

The Legal Description of the Plat can be found in Exhibit A, and replications of the plat topographical survey and plat can be found in Exhibits B and C.

Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

Conclusion

Three (3) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.